

ASHEVILLE HOUSING CODE - A Checklist for Homeowners

This checklist relates to the minimum performance standards of the Housing Code. Numbers correspond to standards that may be found in the "User's Guide to the Housing Code," available from the Housing Office or on the web at www.ashevilleenc.gov. Please note that official inspections must be performed by registered inspectors. Please call the Housing Office at 828-259-5674 for further details

4-210 (a) - Fire Safety

- 1 Address not visible on dwelling
 ___ not correct height
 ___ not a contrasting color
- 2 Smoke detectors missing; incorrectly placed/ not working
- 3 Combustible material
 ___ Being stored / accumulated
 ___ Used as wall / ceiling cover
- 4 Fire / Draft stopping required
- 5 Means of egress blocked

4-210 (b) - Light & Ventilation

- 1 Room does not meet light standards
- 2 Room does not meet ventilation standards
- 3 Mechanical Ventilation (if required)
 ___ Bath vent inoperative
 ___ Range Hood inoperative
 ___ Dryer vent not metal
 ___ Must extend to exterior (RH)

4-210 (c) - Space & Sanitation

- 1 Insufficient living area
- 2 Insufficient sleeping area
- 3 Insufficient ceiling height
- 4 Does not meet below grade standards
- 5 Must be clean and sanitary
- 6 Must provide extermination

4-210 (d)(1) - Building exterior

- a Foundation Entered: Y ___ N ___
 ___ Basement / Crawl inaccessible
 ___ Basement / Crawl standing water
 ___ Not weather tight
 ___ Bulges / instability or failure
 ___ Footings undercut/ missing
 ___ Skirting / Tie downs missing
- b Structural
 ___ Missing / Broken components
 ___ Excessive deflection / instability
 ___ Evidence of deterioration
 (___ Insect ___ Rot ___ Water ___ Fire)
- c Exterior walls
 ___ Not weathertight / holes
 ___ Siding loose; missing; decayed
 ___ Repair / replace skirting

d Protective Treatment

- ___ Repair protective paint surface
 ___ Repair masonry surface / repoint

e Roof Accessed Y ___ N ___

- ___ Repair leak(s)
 ___ Repair sheathing / rafter(s)
 ___ Repair gutter / flashing / shingles
 ___ Stabilize / correct deflection

f Attics Entered Y ___ N ___

- ___ R19 insulation required
 ___ Knob & Tube present - R19 insulation requirement is waived
 ___ Attic not adequately ventilated

4-210 (d)(2) - Interior Surfaces

- ___ Floor ___ Wall ___ Ceiling
 ___ Repair holes
 ___ Tripping hazard
 ___ Kitchen / Bath floor must be reasonably impervious to water

4-210 (d)(3) - Windows

- a Windows not in working condition
b Window pane is broken
c Repair sash / locking mechanism
d Windows do not hold open
e Security bar must meet standard
f Screens are required

4-210 (d)(4) - Doors

- a Exterior door does not latch correctly
b Needs operating / locking hardware
c Provide weatherstripping / threshold
d Repair exterior door frame
e Interior door - provide proper hardware / remove hasp locks

4-210 (d)(5) - Stairways, Porches

- a Stairs / porch in poor repair / not capable of supporting normal load
b Protective railing not firmly fastened
 ___ Not supporting normal load
 ___ Railing is required

4-210 (d)(6) - Outbuildings

- ___ Must be structurally sound / unsafe
 ___ Electric ___ plumbing ___ mechanical installations present imminent danger

4-210 (e) - Electrical

- 1 Service _____ amps
 ___ Service not correctly sized
 ___ Grounding / bonding inadequate
 ___ No tenant access to breakers
 ___ Double tap at panel
 ___ Glass fuses are present
 ___ Oversize fuses present
 ___ Breakers / fuses not labeled
- 2 Wiring
 ___ Reverse polarity / ungrounded
 ___ within 6ft of water
 ___ Uncovered box / open splice
 ___ Unsafe wiring / device
 ___ Unsafe extension cords
 ___ Appliance requires grounding

3 Light Fixtures & outlets

- ___ Wall switch / pull chain light needed: ___ Bedroom ___ Bath
 ___ Laundry ___ Furnace room
 ___ Hallway ___ Stairway
 ___ Kitchen must have 3 accessible outlets (2 if less than 70sf)
 ___ Additional outlet required in room
 ___ Outlet required in bath

4-210 (f) - Plumbing

- 1 Water supply piping needs repair
 ___ Drainage piping needs repair
 ___ Requires vent / illegal trap
 ___ Fixture(s) incorrectly installed/ needs repair
- 2 Lacking ___ lavatory ___ tub/shower
 ___ kitchen sink or ___ toilet
- 3 Inadequate water pressure
- 4 Hot water - insufficient supply / temp
 ___ Hot water tank leaking, TPR missing / incorrectly installed
 ___ TPR extension, pipe not within 6 in.
- 5 Bathroom does not afford privacy, not within dwelling
- 6 Must meet boarding house standards

4-210 (g)(1) - Heat:

Obtain further inspection ___ (see Pg 1)
Central Heat System
Type: ___ air ___ radiant ___ furnace ___ boiler
 ___ heat pump ___ other

Make: _____

Fuel Type: _____

Btu: _____

Firebox observed : Y / N
Length of test ___ min (full cycle Y / N)
Not Tested ___
 (reason: _____)
Other tests _____
Recent Installation; no green tag ___
 Number of heat sources _____
 Approximate SF _____

- ___ Does not respond to thermostat
 ___ Heat not controlled from unit
 ___ Lack of combustion air
 ___ Inadequate heat distribution
 ___ Must be cleaned / serviced
 ___ Unsafe wiring / installation

Other Heat Sources:

- a Heat by ___ electric baseboard
 ___ Wood / fossil fuel burning unit
 ___ improperly installed/vented
 ___ No Oxygen Depletion Sensor
b Portable / unvented heater for primary
c Unvented heater in bedroom
d Inadequate clearance (NFPA 211)
e Central air not allowed in apt bldg

Fireplaces/woodstoves

- ___ Masonry ___ Metal
 ___ Freestanding ___ Insert
 ___ Wood stove ___ Coal stove
 ___ Seal off or Repair Firebox
 ___ Loose bricks / mortar
 ___ Smoke chamber unsafe
 ___ Damper does not operate
 ___ Clearance from combustibles (36") or protection required per NFPA 211
 ___ Gas Logs incorrectly installed
 ___ No gas shut-off
 ___ No Oxygen Depletion Sensor

4-210 (g)(2) - Chimneys

Observed from ___ ground ___ roof
Obtain further inspection ___ (see Pg 1)
 ___ Masonry ___ Metal

Number of flues _____

- #1 () fuel _____
for _____
#2 () fuel _____
for _____
#3 () fuel _____
for _____
#4 () fuel _____
for _____

A= fully viewed
B= Partially viewed
C= Draft observed
D= Not accessible
X= Sealed

a Repair or Remove chimney

- ___ Loose bricks / mortar
 ___ Excessive lean / unsound
 ___ Repair / Install flue liner
 ___ Clean flue ___ Obstructed
 ___ Repoint ___ Repair wash / crown
 ___ Repair flashing / Cricket

- b Flue pipe unsafe / unsecured
 ___ Clearance from combustible unsafe protection required per NFPA 211
 ___ Unsafe flue connection

4-210 (g)(3) - Cooking Equipment

- ___ Incorrectly installed
 ___ Not in safe working condition

4-210 (g)(4) - Master meters

- ___ Gas / Electric is not separated
 ___ Exception prior to 1977

4-210 (h) - Violation of North Carolina State Building Code